



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 2/22/05

Project No.: 64 - PA - 05

Coordinator: A. WARD

Case **88-DR-2006**

Project Name: PHO-Terra- Verizon Wireless

08/30/2006

Project Location: 104th street ROW / NWC of 164th street
and Mission Lane

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-18

Proposed Zoning: R1-18

Number of Buildings: 1

Parcel Size: 187 sq. ft.

Gross Floor Area/Total Units: _____

Floor Area Ratio/Density: _____

Parking Required: _____

Parking Provided: _____

Setbacks: N - 0 S - 0 E - 0 W - 0

Description of Request:

See attached project narrative. The purpose of
this request is to locate wireless telecommunications
antennas on an existing light pole within the
right of way adjacent to 104th street, north of
Mission Lane.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

PURPOSE OF REQUEST

Verizon Wireless (the "Applicant") and the City of Scottsdale (the "Owner") respectfully submit this wireless communication facility ("WCF") application to locate a WCF in the City of Scottsdale's right of way on adjacent to 104th Street in Scottsdale, Arizona. The purpose of this Application is to replace an existing light pole currently located in the right of way adjacent to 104th Street. The light pole will be replaced with a telecommunications light pole. The equipment shelter will be located in the right of way near the replacement WCF light pole. The equipment shelter is approximately north and west of the replacement light pole.

PROJECT DESCRIPTION

Section 5.102 of the Scottsdale Zoning Ordinance permits WCF in the R1-18 ESL zoning district, subject to the provisions of Section 7.200.

The purpose of this request is to locate wireless telecommunication antennas on an existing light pole within the 104th Street right of way. The antennas will be mounted to the top of the light pole. The adjacent equipment shelter that will be fully screened by concrete masonry wall and additional desert landscaping. The Site is zoned R1-18. The proposed location is in the City of Scottsdale right of way, on the west side of 104th Street.

The lease area for the WCF is approximately 187 sq. feet. The Applicant proposed to locate the equipment cabinets in the right of way adjacent to 104th Street. The equipment cabinets will be screened with a concrete masonry wall which will be designed to match the existing walls in Scottsdale Ranch. The walls will be designed to screen the equipment cabinets and blend in with the natural environment and the style of the area. Furthermore, the Applicant intends to supplement the existing landscaping to help further screen the equipment from the surrounding residential neighborhood.

Section 7.200(H) states that the "purpose of the WCF regulations is to encourage and promote wireless communications coverage for all areas of the city while minimizing the visual, environmental, and neighborhood impacts."

The Applicant needs a WCF in this location to provide wireless coverage for its customers in north central Scottsdale and specifically within the Scottsdale Ranch community. The density of the Scottsdale Ranch community and the topography of Scottsdale make it difficult to provide wireless coverage in this area. As wireless has become a relied upon method of communication, Verizon Wireless customers are requiring that Verizon Wireless provide both outside and in building coverage for their wireless needs.

This WCF site was specifically chosen because it is in right of way. The Applicant is able to replace an existing light pole and mount the wireless antennas on the existing light pole. Therefore, the Applicant will not need to add additional verticality to this area. In addition, the Applicant intends to supplement the existing landscape with additional trees and other low water desert shrubs to provide additional screening for the facility.

Section 7.200H(C) outlines the requirements for a Type 3 WCF Facility.

This application is for a Type 3 WCF which requires Development Board approval.

There are general criteria applicable to all WCF. This application complies with all of the general criteria established in the Zoning Ordinance. General criteria include:

1 WCF concealment and screening. All antennas, mounting hardware, and cabling must be covered or painted to match the building, tower, or pole it is mounted on. Equipment cabinets, service panels, and service panels must be screened by solid walls, landscaping, or berms. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color. WCF shall be concealed as much as possible by blending into the natural and/ or physical environment. All gates shall be opaque.

This application attempts to conceal the wireless antennas by locating the telecommunication antennas on an existing light pole. In addition, the Applicant intends to paint the antennas Western Reserve Brown, the same color as the light pole. In addition, the Applicant will screen the equipment cabinets with a block wall that will match the existing walls in the Scottsdale Ranch community. The Applicant will also plant additional trees and shrubs to further screen the equipment and the new wall. The new landscaping will blend in with the existing landscaping

2. WCF setbacks. All WCF must meet the setback, stepback, and yard requirements of the underlying zoning district unless permitted otherwise.

The proposed WCF is located in the City of Scottsdale right of way and therefore is not subject to setback, stepback, or yard requirements of the underlying zoning district.

3. WCF Lighting. Any exterior lighting associated with the WCF must be shielded and screened, and located below the height of the screen wall or screening material.

The proposed replacement WCF light standard will continue to meet the City of Scottsdale ordinance with respect to lighting.

Section 7.200H (C)(2)(F) allows a WCF to be located on an existing or replace street light poles, subject to the following criteria:

1. The replacement pole and WCF shall not increase the diameter of the existing pole by more than 60 percent, not to exceed eighteen (18) inches total or increase the height by more than six (6) feet.

The Applicant proposes to replace an existing light standard located in the right of way at 104th Street, north of Mission Lane in the Scottsdale Ranch community. The diameter of proposed WCF replacement light pole will match the diameter of the current light pole. There will not be an increase in the size of the light pole. The antennas will be mounted

to the top of the light pole. The antennas will not exceed six (6) feet. Therefore, the height of the replacement light pole will not extend the height more than six (6) feet.

Section 7.200H(C)(2)(F)(3)(D) – Equipment Cabinets with air conditioning units shall be enclosed and setback a minimum of 15 feet from lots where the primary use is existing or planned single family lots

See explanation below regarding the right of way exemption from the yard development standards. Nonetheless, working with the Scottsdale Ranch Homeowners Association and the surrounding property owners, the Applicant has agreed to provide additional landscaping to buffer the impact of the equipment shelter. In addition, the Applicant intends to increase the height of the wall of the adjacent neighbor to provide a further buffer against noise or impact of the proposed site.

Section 7.200H(C)(2)(F)(3)(E) – All Equipment Cabinets located in the right of way or completely underground are exempt from the yard development standards.

The Applicant intends to locate one (1) equipment cabinet in the right of way. The equipment cabinet is approximately 3'x8'x8". The equipment cabinet will be depressed 2 feet so that the height of the cabinet is not greater than 6' above grade.

The equipment cabinet will be fully screened by block wall. The screen wall will match the existing block walls in the Scottsdale Ranch community. In addition, the proposed site will be landscaped with more vegetation to help the site blend in with the natural environment.

CONCEALMENT AND SCREENING PLAN

This WCF application is the result of a lengthy a lengthy site selection and design process. The current application is the second proposed location for this area. Verizon Wireless has explored six different sites in this area. Every feasible site suggested by the Planning Staff or the community was thoroughly explored and discussed from a technical point of view. Verizon Wireless currently has sites at 96th Street near Via Linda and Shea near 104th Street. Neither of these sites adequately covers Scottsdale Ranch as evidenced by the customer requests for better wireless service in Scottsdale Ranch.

In the same vein the appropriate method of concealment was thoroughly explored and the potential for concealment was considered in the site analysis. This proposed WCF application is for a Site that is located in the City of Scottsdale right of way. The proposed WCF antennas will be located on an existing light pole. While the light pole will be replaced, the current diameter of the pole will not increase. The Applicant will not have to add additional verticality to this area to serve the Scottsdale Ranch community.

In addition, the Applicant is working with the Scottsdale Ranch community to design a block wall that will screen the equipment cabinet and match the existing walls within the Scottsdale Ranch community. The applicant has met with the Scottsdale Ranch

Architectural Review Committee three times in order to match the existing walls and landscape palette of Scottsdale Ranch.

The purpose of this WCF application is to provide wireless communication service to Verizon Wireless customers in north central Scottsdale and specifically within the Scottsdale Ranch area. There are many residents in Scottsdale Ranch who have home offices and rely on wireless service for work. In addition, people have come to rely on their cellular phones for daily communication. It is important that the Applicant is able to provide quality service to its customers in Scottsdale for both their daily activities and in emergency situations.

CONFORMANCE WITH FCC SAFETY STANDARDS

This Wireless Communication Facility, at its maximum load, including cumulative effects of multiple facilities, meets or exceeds the Federal Communication Commission's radio frequency safety standards.

Almost all of the community opposition has been based on fear of health impacts although there is no evidence of any detrimental health effects by legally operated wireless sites.

COMPLIANCE WITH STATE, LOCAL, & FEDERAL REGULATIONS

Pursuant to the terms of its operating license, Verizon Wireless will comply with all state, local and federal regulations relative to the operation of this facility.

COMMUNITY NOTIFICATION

The Applicant has had extensive communication with the residents in this area. The Applicant has held two open houses for the residents to discuss proposed site locations. In addition, the Applicant has met with the Scottsdale Ranch HOA at least 5 times to discuss placing the proposed site in an abandoned landscape tract in the Scottsdale Ranch community.

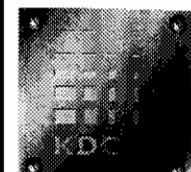
The Scottsdale Ranch HOA turned down the Applicant's request to replace an existing light pole in a landscape tract within the HOA area. The original request would have placed the proposed WCF on existing verticality, but surrounded by fewer houses. The Scottsdale Ranch HOA declined to lease area to the Applicant for equipment space. Therefore, the Applicant was forced to move the City right of way to provide wireless service to the Scottsdale Ranch area.

The Applicant held two separate open houses to discuss the two different proposals. Prior to moving to the right of way location, the Applicant met with the Scottsdale Ranch HOA Board and members of the Scottsdale Ranch community to discuss mutually acceptable lease arrangements. The Applicant and the HOA Board were unable to come to agreement with respect to the proposed wireless application.

The Applicant sent several letters to the neighbors within 750 feet and all interested residents who signed sign-in sheets at the open house informing them of the open houses and of the progress of the Applicant.

A full description of the open house, alternatives discussed and actions taken by the Applicant in response to the open house are fully detailed in the Public Participation Report that is a part of this WCF application.

The Applicant has made every effort to respond to the community's and the City's request with respect to the Site location and design of this Site. The Scottsdale Wireless Ordinance directs Applicants to use existing verticality for wireless application and to locate in the right of way. This Application complies with all of the requirements of the Scottsdale Wireless Ordinance. We respectfully ask for your support.



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 Fax: 480.342.4445
 Website: www.kdc.com

PROJECT NOTATION

DATE: 08/30/2006
 DRAWN BY: CHECKED BY:

NO.	DATE	DESCRIPTION
1	08/30/2006	ISSUED FOR PERMIT
2	08/30/2006	ISSUED FOR PERMIT
3	08/30/2006	ISSUED FOR PERMIT
4	08/30/2006	ISSUED FOR PERMIT
5	08/30/2006	ISSUED FOR PERMIT

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1	08/30/2006	ISSUED FOR PERMIT
2	08/30/2006	ISSUED FOR PERMIT
3	08/30/2006	ISSUED FOR PERMIT
4	08/30/2006	ISSUED FOR PERMIT
5	08/30/2006	ISSUED FOR PERMIT

DATE: 08/30/2006
 DRAWN BY: CHECKED BY:

SITE INFORMATION

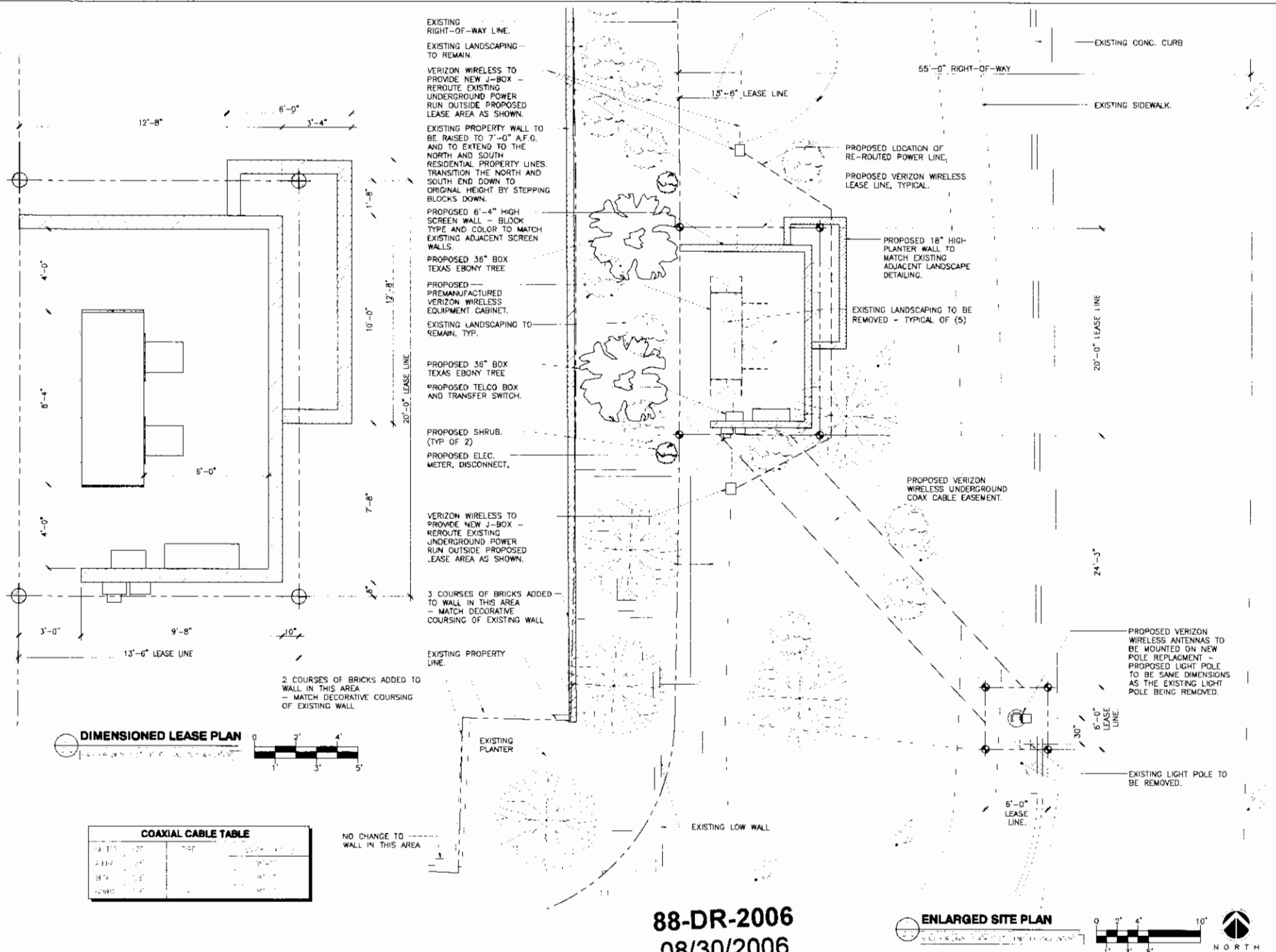
SITE NAME:
PHO TERRA

SITE ADDRESS:
 NW CORNER OF MISSION LN. AND 104TH ST.,
 SCOTTSDALE, AZ. 85258

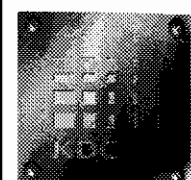
SHEET TITLE

ENLARGED SITE PLAN
 SCALE: 1" = 10'

Z-2



88-DR-2006
08/30/2006



KDC Architects, Inc.
3024
10000 N. 10th Street
Suite 100
Phoenix, AZ 85020

PROJECT NUMBER

DRAWN BY CHERRYBY

DATE 08/30/2006

NO. 001

DATE 08/30/2006

NO. 002

DATE 08/30/2006

NO. 003

DATE 08/30/2006

NO. 004

DATE 08/30/2006

NO. 005

DATE 08/30/2006

NO. 006

DATE 08/30/2006

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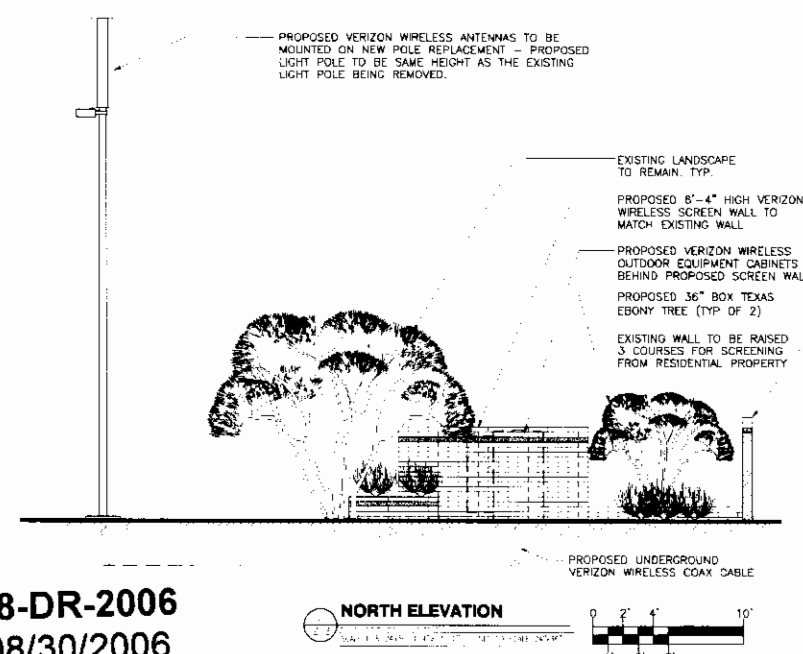
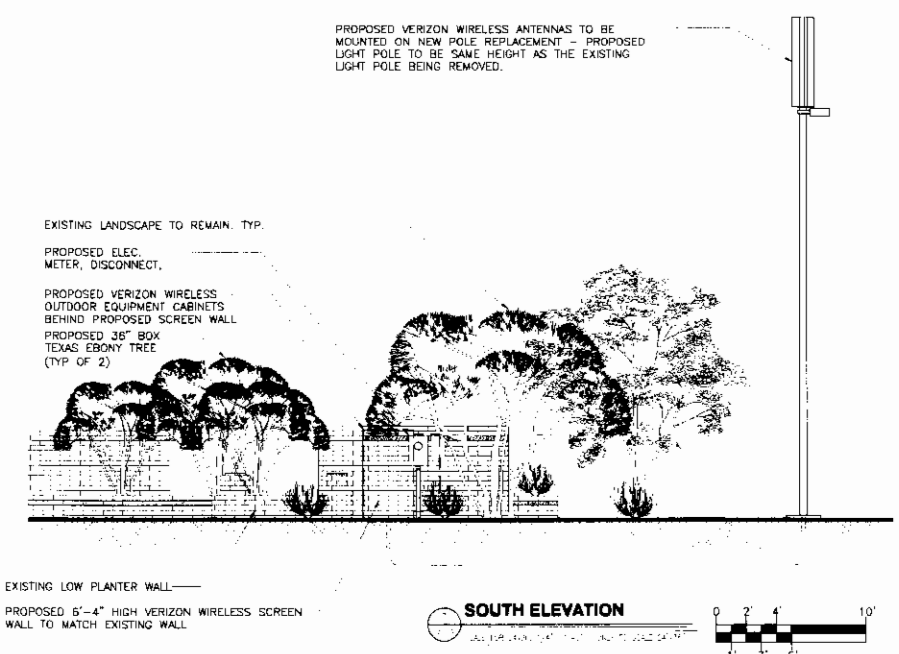
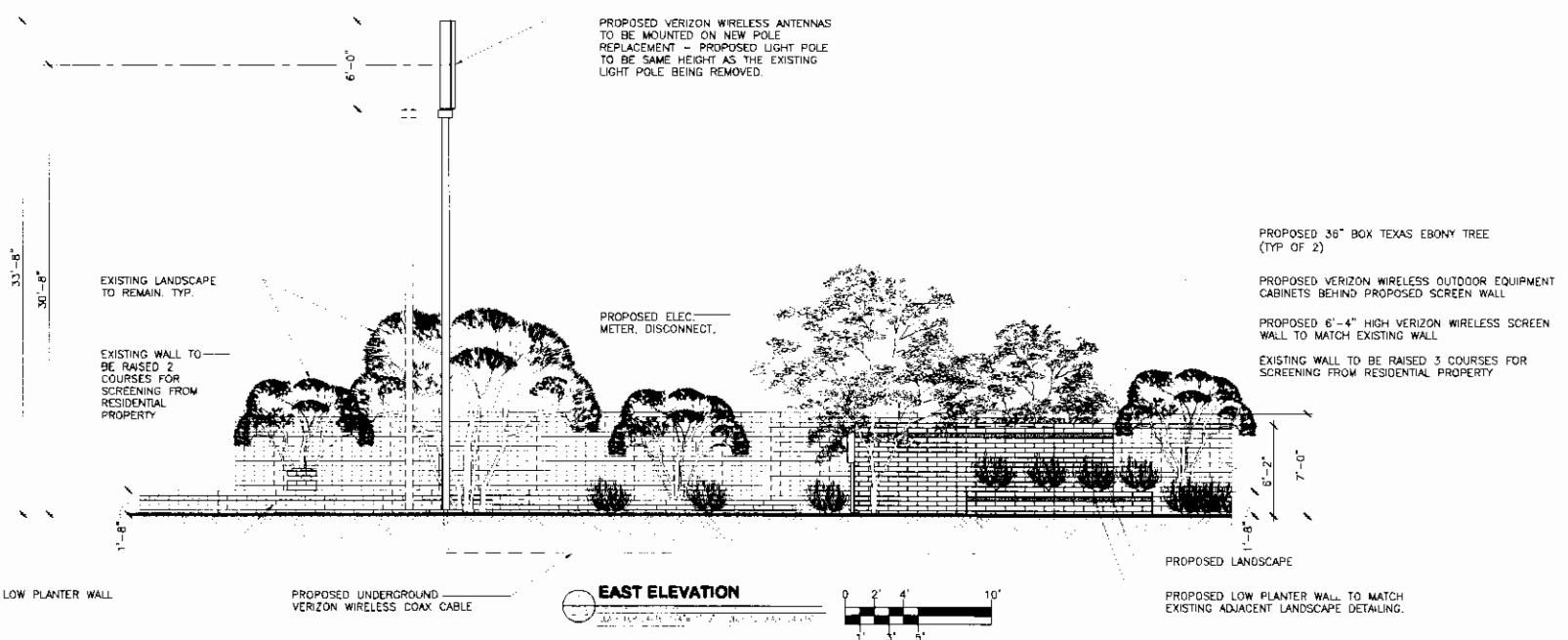
DATE 08/30/2006

NO. 029

DATE 08/30/2006

NO. 030

DATE 08/30/2006



88-DR-2006
08/30/2006

SITE INFORMATION

SITE NAME:

PHO TERRA

SITE ADDRESS:

NW CORNER OF MISSION LN. AND 104th ST., SCOTTSDALE, AZ. 85258

SHEET TITLE

SITE ELEVATIONS

SHEET NUMBER

Z-3



KDC

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ENGINEERS
PC**

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PHO TERRA

VIEW 1

LOOKING TOWARD SITE LOCATION



EXISTING



PROPOSED



88-DR-2006
08/30/2006